

RESOLUTION NO. P.C. 305-94
APPROVING VARIANCE NO. 84-94 OF CHARLES & JANE PERRY
TO ALLOW A REAR LOT DEVELOPMENT (FLAG LOT)

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above request for use of property located at 1402 W. 10th Street, and described as Township 1 North, Range 13 East, Section 4BB, Tax Lots 300.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report Variance 84-94 and the minutes of the November 17, 1994, Planning Commission meeting upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A.** In all respects as set forth in Recitals, Part "I" of this resolution.
- B.** Variance 84-94 is hereby approved with the following conditions:
1. The variance allowing eligibility for a rear lot development is valid only if the final partition is filed within one year.
 2. The site plan approval is valid for one year, requiring that the dwelling be under construction with a valid building permit within one year.
 3. An adequate fire access for the rear lot with a turn-around shall be documented on a revised site plan, approved by the Fire Marshall and built to his specifications, and remain unobstructed at all times. This condition must be met prior to final occupancy of the proposed dwelling.

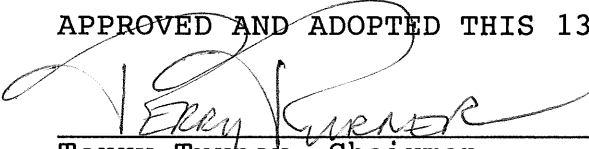
III. APPEALS, COMPLIANCE, AND PENALTIES

- A.** Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of resolution.

- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$2,500 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 1994.



Terry Turner, Chairman
Planning Commission

I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 13th day of November, 1994.

AYES: Turner, Farner, Maier, Hoffman

NOES: None

ABSENT: Barrett, Peters, Quinn

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission